







MATCHLINE: SEE SHEET C2

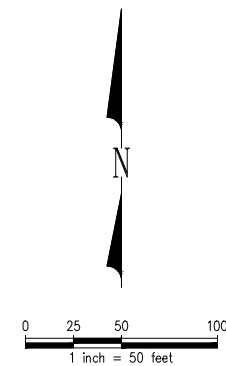
NOTES:

1. PDR SET USES THE APPROVED CUP DESIGN AS THE BASEMAP. THE BASEMAP SURVEY DATUM IS APPROX 5.5' BELOW THE DESIGN ELEVATION DATUM. GRADING DESIGN IS BASED ON A NEW BASEMAP WITH A REVISED DATUM, SEE GRADING PERMIT PLANS.
2. THERE ARE THREE SUBBASINS WITHIN THE PARCEL. SUBBASINS 2 AND 3 HAVE NOT BEEN MODIFIED AS PART OF THIS PDR SET.
3. FLOW CONTROL FOR STORMWATER BASIN 1 IS PROVIDED VIA THE EXPANDED DETENTION POND.
4. WATER QUALITY TREATMENT WILL BE PROVIDED FOR ALL POLLUTION GENERATING SURFACES IN SUBBASIN 1 BY A WETPOOL AND STORM FILTER CARTRIDGE SYSTEM.

LEGEND AND ABBREVIATIONS:

	LIMIT OF WORK
	STORMWATER BASIN BOUNDARY
	STORM DRAIN
	CATCH BASIN
	EXISTING
	FLUSH CURB

PARKING COUNT (ENTIRE SITE)			
	PASSENGER VEHICLE	MAINTENANCE VEHICLE	BUS
EXISTING	262	59	158
PROPOSED	328	59	207



PROJECT DESIGN REVIEW

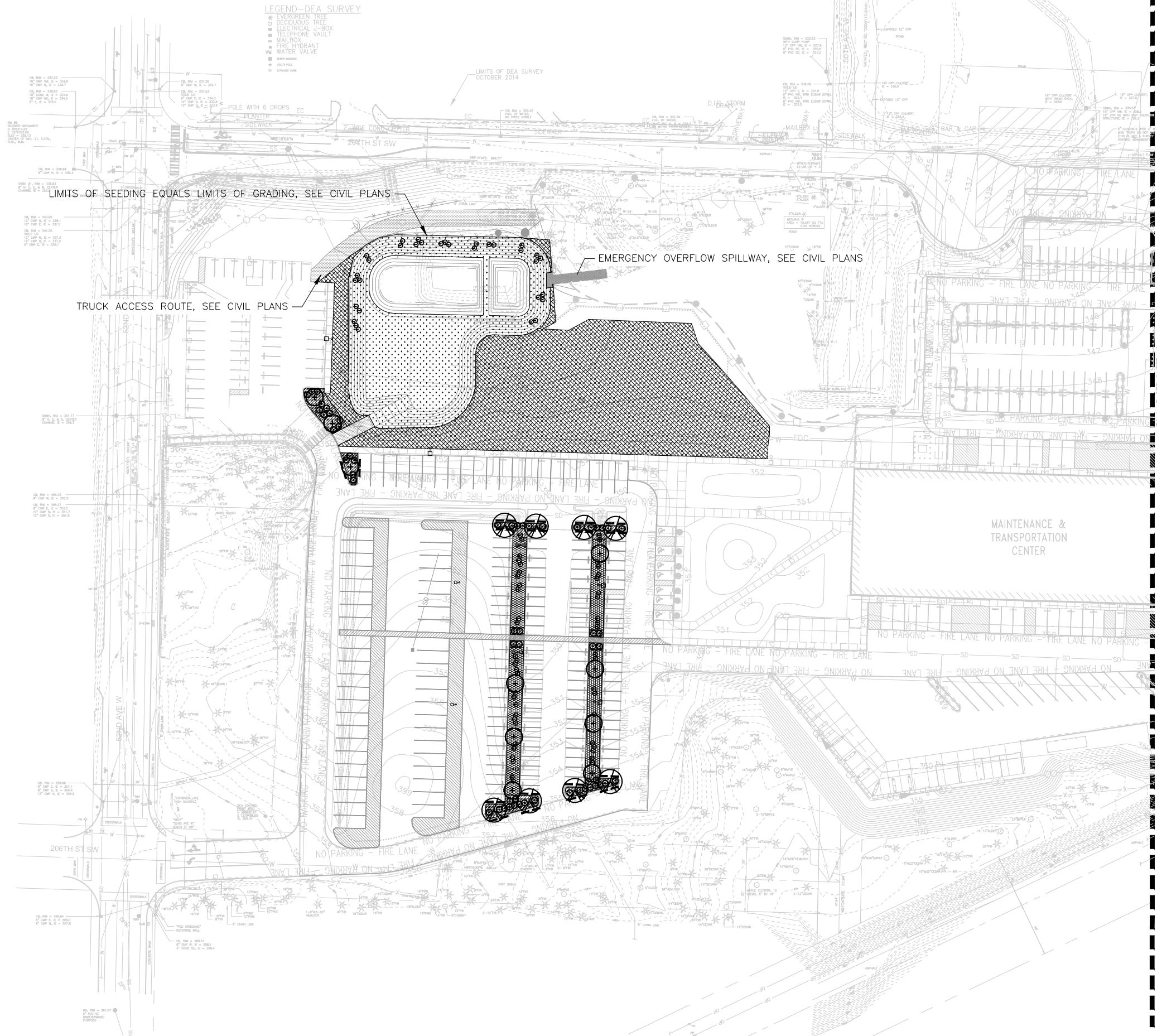


**EDMONDS SCHOOL DISTRICT
MAINTENANCE & TRANSPORTATION
FACILITY - PHASE 2
LYNWOOD, WASHINGTON**

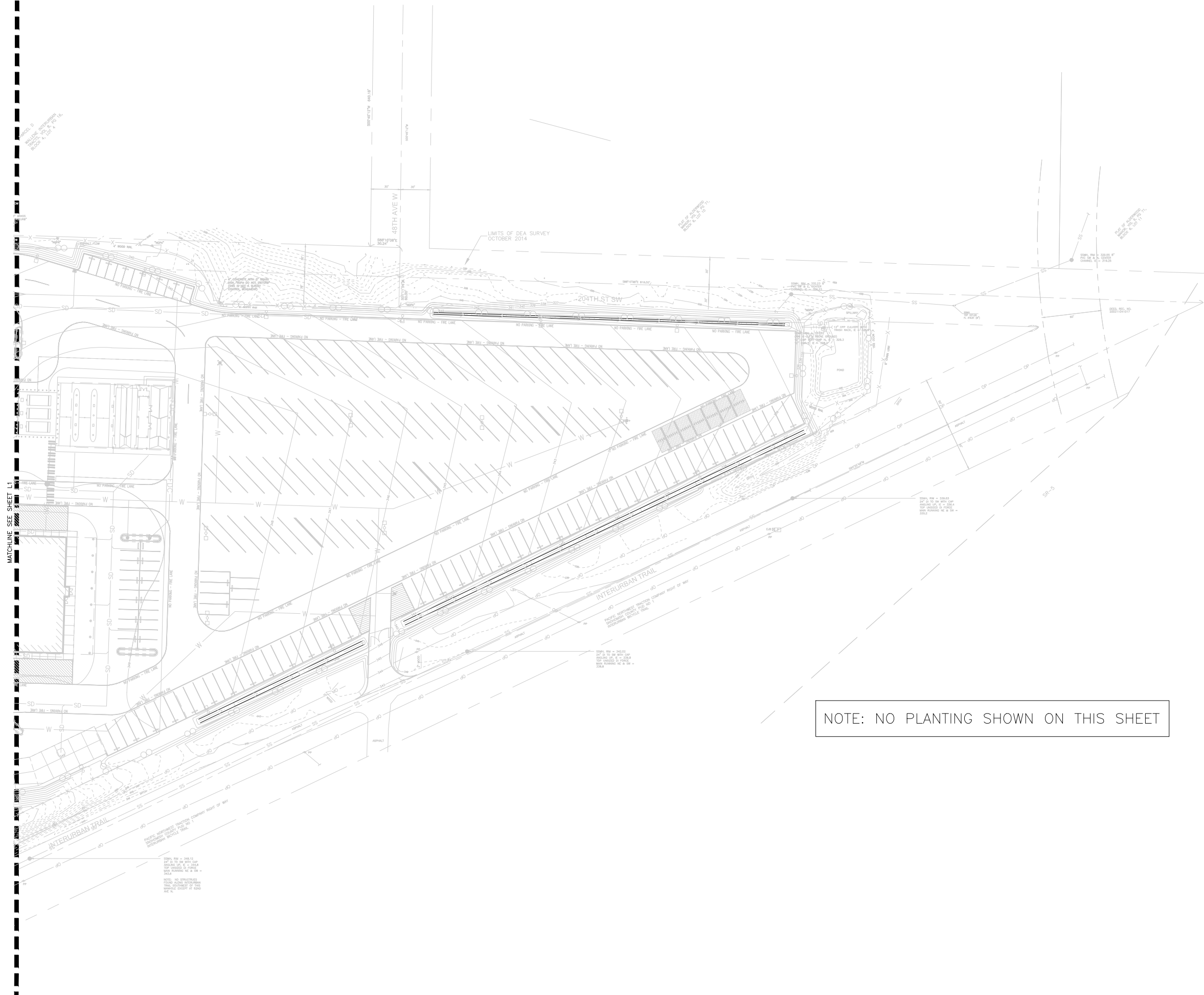
Date:	12/10/2021
Job No.:	1900272
Designed By:	KNM
Drawn By:	AST
Checked By:	KNM/BSM
Approved BY:	MFC

C1

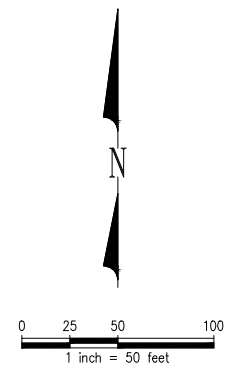
CONCEPT GRADING AND DRAINAGE PLAN



PROJECT DESIGN REVIEW











NOTE: NO PLANTING SHOWN ON THIS SHEET



PROJECT DESIGN REVIEW

Dec 09, 2021 - 3:48pm
Xref Filename: P:\2019 projects\2019-30a-esd-main-fig-11a-300\Graphics\AutoCAD\L-PLANT-PLT.dwg
RD-X-ESDSC-SKANSKA-SY-Phase 2 \ X-ESMII-gd-Phase2 \ X-ESMII-Sr-Phase 2 Parking \ L-PLANT \ X-WF-CUP-SY \ X-ESD- TLB-30X42-Plz-PDR \ phase \ X-ESMIF-FU-Phase 2 \ X-WF-500-HC \ X-SITE-EXIST\

PLANTING SCHEDULE

SYM. QTY.	SCIENTIFIC/COMMON NAME	SIZE/REMARKS	SYM. QTY.	SCIENTIFIC/COMMON NAME	SIZE/REMARKS	SYM. QTY.	SCIENTIFIC/COMMON NAME	SIZE/REMARKS
TREES			SHRUBS			GROUNDCOVERS		
 8	Ulmus parvifolia 'Emer II' / ALLEE ELM	2" CAL. B&B; FULL, WELL BRANCHED & WELL ROOTED W/STRAIGHT CENTRAL LEADER & SINGLE TRUNK. SYMMETRICALLY BRANCHED W/ 6' BRANCH HT.	 84	Cornus sanguinea 'Midwinter Fire' / MIDWINTER FIRE DOGWOOD	5 GAL. CONT.; FULL, WELL BRANCHED & WELL ROOTED	 •	Geranium macrorrhizum / CRANESBILL	1 GAL. CONT.; FULL & WELL ROOTED. TRIANGULAR SPACING @ 24" O.C. W/ 12" OFFSET FROM EDGE OF CURBS OR WALKS
 10	Nyssa sylvatica 'Firestarter' / FIRESTARTER BLACK TUPELO	2" CAL. B&B; FULL, WELL ROOTED & SYMMETRICALLY BRANCHED W/ 6' BRANCH HT. STRAIGHT CENTRAL LEADER & SINGLE TRUNK. OFFSET 5' MIN. FROM ADJACENT CURBS OR PAVING.	 56	Prunus Laurocerasus 'Mt. Vernon' / MOUNT VERNON LAUREL	2 GAL. CONT.; FULL, WELL BRANCHED & WELL ROOTED	 •	DETENTION POND HYDROSEED	SEE SPEC'S
			 *	Rosa rugosa 'Pink Pavement' / PINK PAVEMENT ROSE	2 GAL. CONT.; FULL, WELL BRANCHED & WELL ROOTED. TRIANGULAR SPACING @ 48" O.C. W/ 24" OFFSET FROM EDGE OF HYDROSEED, PAVING, CURBS OR WALKS, EXCEPT AREAS ADJACENT TO PARKING STALL CURBS, OFFSET 48" FROM FACE OF PARKING CURBS	 •	UPLAND HYDROSEED	SEE SPEC'S
							• WHERE QUANTITIES ARE NOT PROVIDED IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE QUANTITIES TO COVER PLANTING AREA AS SHOWN AT SPECIFIED PLANT SPACING.	







ABBREVIATIONS

#/NO	NUMBER	GAL	GALLON
%	PERCENT	HT	HEIGHT
&	AND	MAX	MAXIMUM
@	AT	MIN	MINIMUM
ALT	ALTERNATE	OC	ON CENTER
ARCH	ARCHITECT	QTY	QUANTITY
B&B	BALLED AND BURLAPPED	SCH	SCHEDULE
BLDG	BUILDING	SF	SQUARE FEET
CAL	CALIPER	SPEC	SPECIFICATION
CONT	CONTAINER	SQ	SQUARE
DIA	DIAMETER	SYM	SYMBOL
DWG, DWGS	DRAWINGS	TYP	TYPICAL
ELEC	ELECTRICAL	W/	WITH
EX	EXISTING		

LANDSCAPE MAINTENANCE PLAN

CONTRACTOR SHALL GUARANTEE AND MAINTAIN PLANTING IMPROVEMENTS FOR ONE (1) YEAR FROM FINAL ACCEPTANCE. SEE SPECIFICATIONS FOR GUARANTEE/MAINTENANCE REQUIREMENTS. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, MOWING, WEEDING, MONITORING AND TREATING ANY DISEASE AND/OR PEST PROBLEMS, CULTIVATING AND OTHER MAINTENANCE REQUIREMENTS (PER STANDARD INDUSTRY PRACTICE) TO KEEP PLANTS IN A HEALTHY GROWING CONDITION. REPLACE ALL TREES, SHRUBS, GROUNDCOVER AND SEED AREAS WHEN NO LONGER IN A SATISFACTORY GROWING CONDITION AS DETERMINED BY THE OWNERS REPRESENTATIVE.

LEGEND

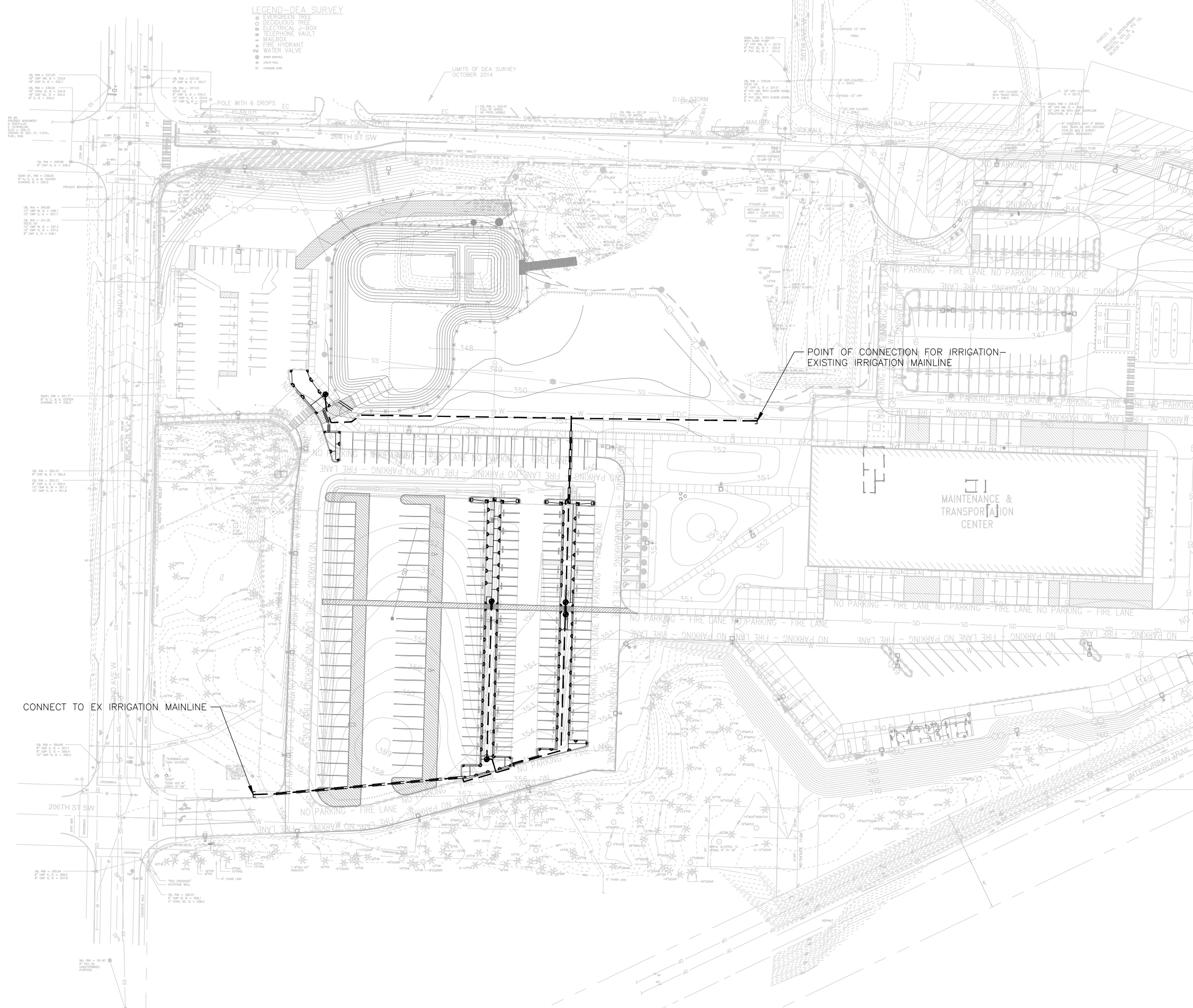
 A	DETAIL IDENTIFICATION
 L.T.O	SHEET IDENTIFICATION
	PROPERTY LINE
 ○ ✱	EX VEGETATION TO REMAIN - SEE CIVIL DWGS FOR TREES TO BE REMOVED & TREE PROTECTION DETAIL
	ROOT BARRIER, SEE SPECS
 □+ □+□	LIGHT FIXTURE, SEE CIVIL

PLANTING NOTES

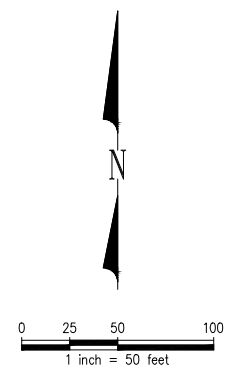
- ANY DISCREPANCIES W/ THE DRWGS AND/OR SPEC'S & SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF OWNERS REPRESENTATIVE PRIOR TO PROCEEDING W/ CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- PLANT MATERIAL LOCATIONS SHALL BE COORDINATED W/ SPRINKLER IRRIGATION HEAD LOCATIONS TO AVOID ANY CONFLICTS.
- PLANTING DRAWING IS BASED UPON BASE DRAWINGS DATED 11/15/2021. PREPARED BY: KPFF.
- PROVIDE CLEAN DEFINED EDGE BETWEEN ALL HYDROSEEDING AND ADJACENT PLANTING BEDS. OVERLAP OF HYDROSEED & BED MULCH SHALL BE UNACCEPTABLE.
- OFFSET TREES AND SHRUBS MINIMUM 5' FROM FACE OF WHEEL STOPS.



PROJECT DESIGN REVIEW



CONNECT TO EX IRRIGATION MAINLINE

POINT OF CONNECTION FOR IRRIGATION-
EXISTING IRRIGATION MAINLINE

PROJECT DESIGN REVIEW

Dec 09, 2021 - 3:46pm
Xref Filename: \X-ESDP-TLB-30x42_P12-P1R \RD-X-ESDSC-SKANSKA-SV-Phase 2 \X-ESDMIT-GD-Phase2 \X-ESDMIT-SR-Phase 2 Parking \L-IRR \X-SITE-ELEC \X-MIT-CUP-SV \chase \X-ESDP-TLB-30x42_P12-GP \X-MIT-500-HC \X-SITE-EXIST\

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DES

IRRIGATION SCHEDULE

POP-UP SPRAY HEADS					
SYMBOL	DESCRIPTION	RADIUS	DESIGN PRESSURE	GPM + 10%	
•	RAINBIRD 1812-SAM-PRS-12	12'	30	0.72	
▲	RAINBIRD 1812-SAM-PRS-12	12'	30	1.43	
●	RAINBIRD 1812-SAM-PRS-12	12'	30	2.15	
■	RAINBIRD 1812-SAM-PRS-15	15'	30	1.01	
▲	RAINBIRD 1812-SAM-PRS-15	15	30	2.04	
●	RAINBIRD 1812-SAM-PRS-15	15	30	4.07	
■	RAINBIRD 15SST-SAM-PRS	4'X30'	30	1.33	
■	RAINBIRD 15EST-SAM-PRS	4'X15'	30	0.67	

VARIES
= = PIPE & WIRE SLEEVES (SCHED 40 PVC)
W/ SIZE

VARIES
— LATERAL LINE (CLASS 200 PVC) —
SEE PIPE SIZE LEGEND FOR SIZE

VARIES
— 2 1/2" MAINLINE
(SCHED. 40 PVC)

- AUTOMATIC CONTROL VALVES W/
BALL VALVE— RAINBIRD PEB SERIES
CONTROL VALVE W/ MATCO—NORCA
754 SERIES BRASS BALL VALVE

LATERAL PIPE SIZE LEGEND

- 3/4" CLASS 200 PVC
- 1" CLASS 200 PVC
- 1-1/2" CLASS 200 PVC
- 2" CLASS 200 PVC
- 2-1/2" CLASS 200 PVC

LEGEND

- Ⓐ DETAIL IDENTIFICATION
- 1.0 SHEET IDENTIFICATION

IRRIGATION NOTES

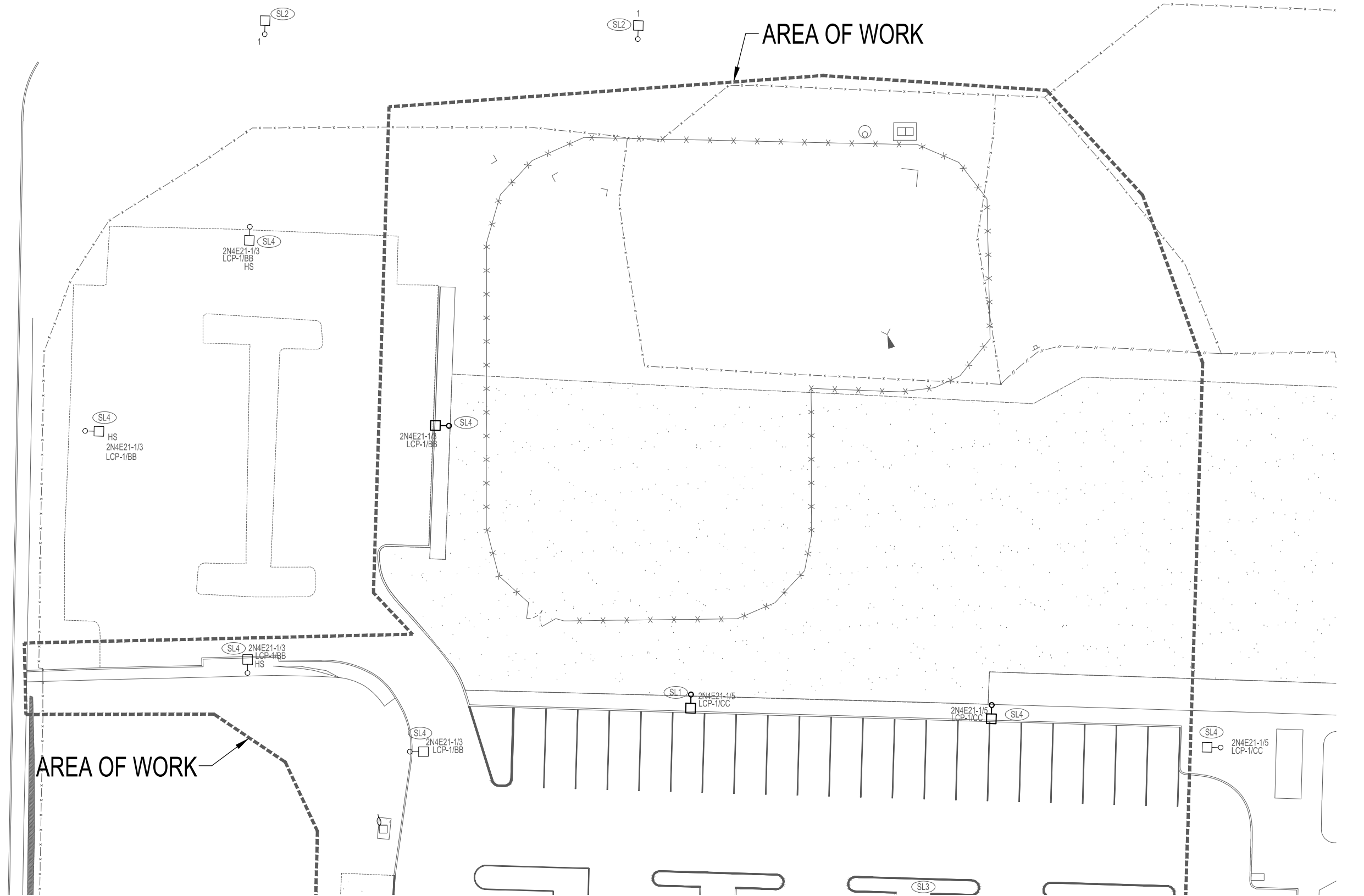
- LOCATE QUICK COUPLING VALVE & AUTOMATIC CONTROL VALVES IN SHRUB/ GROUNDCOVER AREAS AT POINT OF EASY ACCESS. L.A. TO REVIEW & APPROVE FINAL LOCATION OF ALL QUICK COUPLERS & AUTOMATIC CONTROL VALVES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE IRRIGATION EQUIPMENT W/ PLANT MATERIAL, TO AVOID CONFLICTS, SPRAY BLOCKAGE & ANY OTHER ITEMS DEEMED APPROPRIATE BY THE L.A.
- DRAWING IS SCHEMATIC. ACTUAL LOCATIONS MAY VARY DUE TO PLANT MATERIALS, UTILITIES OR EXIST'G CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- AIR BLOW IRRIGATION SYSTEM THROUGH QUICK COUPLERS TO WINTERIZE IRRIGATION SYSTEM.
- EXISTING STATIC WATER PRESSURE IS APPROX 97 PSI. CONTRACTOR SHALL FIELD VERIFY EXISTING PSI AND NOTIFY LA OF ANY DISCREPANCIES BETWEEN THE DESIGN PSI AND EX PSI PRIOR TO BEGINNING IRRIGATION WORK.

ABBREVIATIONS

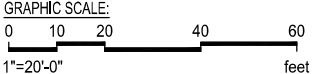
&	AND	GAL	GALLON
%	PERCENT	GPM	GALLONS PER MINUTE
ABBV	ABBREVIATIONS	IRR	IRRIGATION
APPROX	APPROXIMATE	LA	LANDSCAPE ARCHITECT
BLDG	BUILDING	MAX	MAXIMUM
CF	CUBIC FEET	MECH	MECHANICAL
Ⓢ	CENTER LINE	MFRS	MANUFACTURER'S
CLR	CLEAR	MIN	MINIMUM
CONC	CONCRETE	#/NO	NUMBER
CONST	CONSTRUCTION	OC	ON CENTER
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DWG(S)	DRAWINGS	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRICAL	SCH	SCHEDULE
ENG	ENGINEER	TYP	TYPICAL
EX	EXISTING	W/	WITH



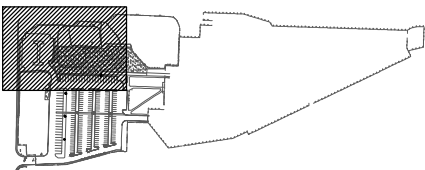
PROJECT DESIGN REVIEW



1 ELECTRICAL SITE PLAN - AREA A - REVISED
SCALE: 1"=20'-0"



AREA OF WORK



PROJECT DESIGN REVIEW

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Xref Filename: \X-SITE-ELEC \X-MIT-500-HC \X-SITE-EXT \X-ESMT-SP \X-ESDP-DWN \X-ESMT-DWN \X-ESMT-SP \X-ESMT-SP-PH \X-ESMT-SP-Phase 2 Parking \X-ESMT-SP-POST-300 \X-ESMT-SP-Phase 2 PH \chase\

Dec 08, 2021 - 11:29am
Exporting

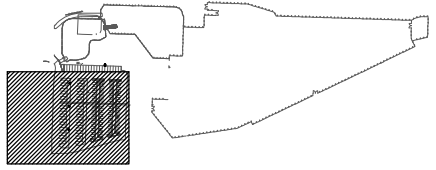


1 ELECTRICAL SITE PLAN - AREA B - REVISED
SCALE: 1"=20'-0"



GRAPHIC SCALE:
0 10 20 40 60
1"=20'-0" feet

▨ = AREA OF WORK



PROJECT DESIGN REVIEW

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**EDMONDS SCHOOL DISTRICT
MAINTENANCE & TRANSPORTATION
FACILITY - PHASE 2
LYNNWOOD, WASHINGTON**

Date:	12/8/2021
Job No.:	1900272
Designed By:	MLH
Drawn By:	CSL
Checked By:	SPB
Approved By:	MLH

E2
ELECTRICAL
SITE PLAN -
AREA B - REVISED